

PLANNING APPLICATION FILING FEE SCHEDULE

Effective August 14, 2023

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A. PLANNING FEE INFORMATION

HOW FEES ARE SET AND CALCULATED

The City Council annually reviews and approves fee schedules to enable cost recovery of staff time spent processing development permit applications. Fees cannot be waived or suspended without an action by the City Council. The Director of Planning, Building and Code Enforcement is not authorized to waive fees.

Each type of permit or process that a project entails results in cumulative fees. If staff work is required beyond the scope of what an established fee covers, additional fees may be charged using the division's hourly rate, as shown below. Projects that exceed three rounds of review will be subject to the Supplemental Review Fee which is 30% of the base Planning project fee.

HOURLY RATES

Planning Division	Building Division - Plan Review	Bureau of Fire Prevention	Police Department	Public Works Department
\$337.00	\$308.00	\$326.00	\$189.00	\$192.00

You may request a fee estimate from the Planning Division. Send a fully detailed project description to danielle.buscher@sanjoseca.gov. You will be charged a \$168 fee for staff time spent preparing the estimate.

Examples of fee calculations are shown on Page 3.

FEE REFUNDS

Applicants may submit a written request for a refund of fees paid for services not yet rendered. See the [Development Services Claim for Refund](#) form for more information and instructions. Refunds are subject to the following conditions:

- Refunds must be requested within one year from the date of payment, completed and signed by original payee.
- The claim for a refund to the Planning Division within 30 days of withdrawing the Planning application. Refunds are paid to the party named on the payment receipt.
- General Plan Amendment applications have deadlines for withdrawal of the application. A refund of fees is only granted if you submit the withdrawal prior to the deadline.
- A refund will not be issued for inactive applications where the applicant has failed to respond for more than six consecutive months to the City's request for revisions, information, or materials.
- The refund amount is determined by:
 - Subtracting the percentage of staff work completed, indicated by accomplished milestones.
 - Subtracting any Record Retention fees.
 - Subtracting a \$465 Refund Processing fee.

NO PARTIAL PAYMENT AND RETURNED CHECK CHARGE

Full fee payment is required at the time of application submittal. Some fees, such as the Public Noticing Fee, are not calculated until the application appointment. Applicants who pay with pre-written checks should therefore bring a credit card or additional blank check to ensure full fee payment. If necessary, staff may accept a partially paid application subject to the following conditions:

- Staff review of the application will not commence until all fees are paid in full; and
- If full payment is not received within 14 calendar days of application submittal, the application will be considered void, and staff will initiate a refund of the fees paid, less a Record Retention Fee. At this point, a new application and full payment of fees would be required to proceed with a project.

Note that checks returned for insufficient funds (NSF) may result in a \$32.00 NSF fee charged by the Finance Department, along with additional processing fees.

EXAMPLE CALCULATIONS

The following example projects show how total fees may be calculated:

<i>Fee Category</i>	<i>Specific Type of Fee</i>	<i>Fee</i>
Example #1 Special Use Permit for construction of a 700-square foot detached garage in the rear yard of a single-family residence.		
Use Permit	Special Use Permit for single-family residence ^{CP}	\$6,089
Environmental Review	Paperless CEQA Exemption	\$0
Outreach and Noticing	300-foot noticing radius	\$540
Referral: Building Review	Development Permit	\$308
Referral: Public Works Review	Use Permit	\$298
County Recordation	County of Santa Clara pass-through fee	\$28
Citywide Planning fee	11.97% of fees marked ^{CP}	\$728
Total		\$7,963
Example #2 Conventional Rezoning from LI Light Industrial Zoning District to R-1-8 Single-Family Residence Zoning District.		
Rezoning	Conventional Rezoning ^{CP}	\$10,069
Environmental Review	Determination of Consistency with existing CEQA clearance	\$674
Outreach and Noticing	500-foot noticing radius	\$1,025
Outreach and Noticing	Newspaper publishing	\$55
Referral: Building Review	Rezoning	\$308
Referral: Public Works Review	Rezoning	\$761
Citywide Planning fee	11.97% of fees marked ^{CP}	\$1,205
Total		\$14,042
Example #3 Conditional Use Permit to allow new construction of a 3,000-square foot gas station, operating until 2:00 a.m., and removal of five trees.		
Use Permit	Conditional Use Permit ^{CP}	\$18,484
New Commercial Development	3,000 square feet of non-residential development ^{CP}	\$9,719
Additional Policy Review	After Midnight/Late Night ^{CP}	\$10,736
Environmental Review	Initial Environmental Clearance Review	\$7,077
Outreach and Noticing	500-foot noticing radius	\$1,025
Referral: Building Review	Development Permit	\$924
Referral: Dept. of Transportation	Development Permit, from 501 to 9,999 sqft	\$561
Referral: Fire Review	Development Permit	\$978
Referral: Public Works Review	Site Development Permit, from 501 to 49,999 sqft [\$3,815 + (3,000 sqft x \$0.03 per sqft)]	\$3,905
County Recordation	County of Santa Clara pass-through fee	\$28
Citywide Planning fee	11.97% of fees marked ^{CP}	\$4,660
Total		\$58,069

B. PLANNING APPLICATION FEES

ADDITIONAL POLICY REVIEW

Some types of projects require policy review as listed here, which are added to the applicable base application fee.

Fees marked with a ^{CP} show the applicable 11.97% Citywide Planning Fee.

After Midnight/Late Night (Commercial uses other than offices) ^{CP}	\$10,736 + \$1,285
Airport Land Use Commission Referral ^{CP}	\$2,790 + \$333
Community Identification/Gateway Signs ^{CP}	\$6,740 + \$806
Communications Hill Plan	
Additional charge for the first Planned Development Permit application filed for each property within the Specific Plan area which have not already contributed to the development of the adopted Plan. The fee is required by ordinance to reimburse the City for its costs of developing the Plan.	
	\$336
Conversion of Residential Units to Condominiums (Base Fee Up to 25 Units) ^{CP}	\$16,570 + \$1,983
• Each Additional Unit ^{CP}	\$40 + \$4 per unit
Day Care/Private (Elementary or Secondary) School ^{CP}	\$14,534 + \$1,739
Determination of Public Convenience or Necessity ^{CP}	\$2,696 + \$322
Drinking Establishment/Bar or Nightclub ^{CP}	\$13,604 + \$1,628
Drive-Through (In Conjunction with Any Use) ^{CP}	\$9,419 + \$1,127
Evergreen Specific Plan	
Additional charge for the first Planned Development Permit application filed for each property within the Specific Plan area for parcels which have not already contributed to the development of the adopted Plan. The fee is required by ordinance to reimburse the City and private contributors who paid in excess of their share.	
	\$1,140
Gas Station Conversion to Any Other Use ^{CP}	\$8,256 + \$988
Generator for Stand-by/Backup Power ^{CP}	\$1,745 + \$208
Hillside/Greater than 5% Slope (New Development) ^{CP}	\$4,970 + \$594
Historic Landmark Commission Referral (Other Than Historic Preservation Permits) ^{CP}	\$3,720 + \$445
Hotel Supportive Housing ^{CP}	\$1,395 + \$166
Live/Work ^{CP}	\$2,325 + \$278
Mobilehome Conversion to Another Use ^{CP}	\$20,118 + \$2,408
Mobilehome Park Conversion to Ownership ^{CP}	\$20,583 + \$2,463
Noise Exceeding Zoning Standards ^{CP}	\$1,348 + \$161
Off-Sale of Alcohol ^{CP}	\$10,504 + \$1,257
Outdoor Primary Use ^{CP}	\$9,072 + \$1,085
Parking (Off-Site, Alternating, or Shared) ^{CP}	\$10,396 + \$1,244
Riparian Corridor Policy Conformance ^{CP}	\$1,685 + \$201
Single-Room Occupancy (Hotel or Living Unit) ^{CP}	\$4,418 + \$528
Temporary Outdoor Uses and Events ^{CP}	\$5,776 + \$691
Wireless Communications (Monopole, Slimline, Non-Building Mounted) ^{CP}	\$8,593 + \$1,028

APPEALS & PROTESTS

Appeal of Permit or Environmental Determination/Protest of Zoning by Non-Applicant	\$250
Appeal by Applicant	\$13,025
Non-Applicant Appeal Processing Fee (to Applicant)	\$12,775
Appeal of Historic Preservation Permit	\$100

ENVIRONMENTAL REVIEW

Environmental review fees are based on the required level of clearance as determined by the City of San José. County pass-through fees (italicized) are subject to change; visit the [County of Santa Clara](#) website for current fees. ***Fees using a minimum hourly amount will bill additional time at \$337 per hour, plus publishing and noticing fees.*** Habitat Conservation Plan (HCP) fees are to be filed separately.

Exemption

<ul style="list-style-type: none"> Electronic/Paperless Administrative Permit, Determination of Public Convenience or Necessity, Development Exception (for single-family residences), Lot Line Adjustment, Sidewalk Café Permit, Single-Family House Permit, Tree Removal Permit 	\$0
<ul style="list-style-type: none"> Historic Preservation Permits 	\$0
<ul style="list-style-type: none"> All Other (3 hours) 	\$1,011

Environmental Clearance

<ul style="list-style-type: none"> Church providing temporary shelter 	\$0
<ul style="list-style-type: none"> Determination of Consistency with Existing Environmental Clearance (2 hours) 	\$674
<ul style="list-style-type: none"> Initial Environmental Scoping (3 hours, as part of a Preliminary Review) 	\$1,011
<ul style="list-style-type: none"> Environmental Clearance Review (21 hours, includes preparation of Addendum, Negative Declaration, or Mitigated Negative Declaration) 	\$7,077
<ul style="list-style-type: none"> Review of an Environmental Impact Report (70 hours) 	\$23,590

Notice of Determination or Exemption

<ul style="list-style-type: none"> Processing Fee for CEQA Notice of Determination 	\$930
<ul style="list-style-type: none"> <i>County of Santa Clara: Clerk Processing Fee</i> 	\$50
<ul style="list-style-type: none"> <i>County of Santa Clara: Fish & Wildlife Notice of Exemption</i> 	\$50
<ul style="list-style-type: none"> <i>County of Santa Clara: Fish & Wildlife (Mitigated) Negative Declaration, Notice of Determination</i> 	\$2,764
<ul style="list-style-type: none"> <i>County of Santa Clara: Fish & Wildlife Environmental Impact Report, Notice of Determination</i> 	\$3,839.25

Compliance Review and Mitigation Monitoring

<ul style="list-style-type: none"> Mitigation Monitoring Reporting Plan Preparation (10 hours) 	\$3,370
<ul style="list-style-type: none"> Mitigation Monitoring Reporting Plan, Compliance Prior to Construction (4 hours) 	\$1,348
<ul style="list-style-type: none"> Mitigation Monitoring Reporting Plan, On-going Compliance Post-Construction (hourly rate) 	\$337
<ul style="list-style-type: none"> Processing Fee for Santa Clara Valley Habitat Conservation Plan (HCP) Clearance (3 hrs) 	\$1,011

Geotechnical Testing Environmental Review (3 hours)	\$1,011
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GENERAL PLAN

Fees marked with a ^{CP} show the applicable 11.97% Citywide Planning Fee.

General Plan applications are subject to Interdepartmental Referrals — see Section C.

General Plan Diagram Amendment ^{CP}	\$19,758 + \$2,365
General Plan Text Amendment ^{CP}	\$19,758 + \$2,365
Expansion of Urban Service Area (USA) ^{CP}	\$19,758 + \$2,365
Urban Growth Boundary (UGB) Minor Modification ^{CP}	\$19,758 + \$2,365
• All Extraordinary Costs of Special Studies (hourly rate)	\$337 + \$40
Applicant's General Plan Amendment Long Range Traffic Analysis Pass Through Fee	Actual Cost
Applicant's General Plan Amendment Site Specific Traffic Analysis Pass Through Fee	Actual Cost

HISTORIC PRESERVATION

Fees marked with a ^{CP} show the applicable 11.97% Citywide Planning Fee.

Historic Preservation Permit or Amendment ^{CP}	\$300 + \$35
Historic Preservation Permit Adjustment ^{CP}	\$200 + \$23
Historic Landmark Designation ^{CP}	\$3,500 + \$418
Historic Property Contract Application (Mills Act) ^{CP}	\$1,500 + \$179
Historic Landmark Designation and Property Contract (Mills Act), Combined ^{CP}	\$4,000 + \$478
Historic District or Conservation Area Designation ^{CP}	\$1,500 + \$179

MINOR APPLICATIONS AND ZONING VERIFICATION LETTERS

Fees marked with a ^{CP} show the applicable 11.97% Citywide Planning Fee.

Adjustments ^{CP}	
• Permit Adjustment (Over the Counter, includes 1 hour of review)	\$337 + \$40
- Per Additional 0.25 Hour	\$84 + \$10
• Permit Adjustment (Requiring Intake for Staff Review, includes 2.75 hours of review)	\$926 + \$110
- Per Additional Hour	\$337 + \$40
• Sign Adjustment, Single Sign	\$232 + \$27
- Multiple Sign Review (Per Each Additional Sign)	\$117 + \$14
Administrative Permit ^{CP}	\$3,390 + \$405
Preliminary Review	
• One Single-Family Residence	\$337
• Focused (Not Involving Design or Architectural Review)	\$1,011
• Enhanced (With Design and/or Architectural Review)	\$1,348
• Meeting with Project Manager	\$337
• Inter-departmental Meeting	\$842
• Technical Report Review	\$674
• Environmental Scoping	\$1,011
Sidewalk Café Permit	\$0

Zoning Verification Letters ^{CP}

• Alcoholic Beverage Control (ABC) License Verification (1.5 base hours)	\$465 + \$55
• Basic Land Use/Rebuild Letter (1.5 base hours)	\$465 + \$55
• Comprehensive Research Letter (11 base hours)	\$3,720 + \$445
• Department of Motor Vehicles (DMV) Verification (1.5 base hours)	\$465 + \$55
• Legal Non-Confirming Verification (16 base hours)	\$5,348 + \$640
• Marijuana Zoning Verification (6 Planning base hours and 4 Code Enforcement base hours)	\$2,880 + \$242
• Massage (1.5 base hours)	\$465 + \$55

NEW DEVELOPMENT / CONSTRUCTION

Fees marked with a ^{CP} show the applicable 11.97% Citywide Planning Fee. Mixed-use projects are provided with a Mixed-Use Permit Credit. Development Permits are subject to Interdepartmental Referrals — see Section C.

Development Exception or Variance ^{CP}	\$7,208 + \$862
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Site or Planned Development Permit or Amendment, Non-Residential ^{CP}

• Up to 5,000 square feet - base fee	\$9,719 + \$1,163
- Each additional square foot, from 5,001 to 49,999 square feet	\$0.03 + \$0.004
• 50,000 square feet - base fee	\$11,801 + \$1,412
- Each additional square foot, from 50,001 to 99,999 square feet	\$0.07 + \$0.008
• 100,000 square feet - base fee	\$14,885 + \$1,781
- Each additional square foot, from 100,001 to 299,999 square feet	\$0.02 + \$0.002
• 300,000 square feet - base fee	\$18,605 + \$2,227
- Each additional square foot, 300,001 and more square feet	\$0.07 + \$0.008

Site or Planned Development Permit or Amendment, Residential ^{CP}

• Up to 2 residential units - base fee	\$8,374 + \$1,002
- Each additional unit, from 3 to 24 units	\$545 + \$65
• 25 residential units - base fee	\$20,931 + \$2,505
- Each additional unit, from 26 to 99 units	\$94 + \$11
• 100 residential units - base fee	\$27,910 + \$3,2340
- Each additional unit, from 101 to 499 units	\$10 + \$1
• 500 residential units - base fee	\$32,560 + \$3,897
- Each additional unit, 501 and more units	\$64 + \$7

Mixed-Use Permit Credit – Discretionary Permit	- \$6,743 (credit)
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MINISTERIAL PERMIT (AB 2162/SB35)

Fees marked with a ^{CP} show the applicable 11.97% Citywide Planning Fee. Ministerial Development Permits are subject to Interdepartmental Referrals — see Section C.

Ministerial Permit, Non-Residential ^{CP}

Up to 5,000 square feet - base fee	\$7,744 + \$930
Each additional square foot, from 5,001 to 49,999 square feet	\$0.02 + \$0.002

50,000 square feet - base fee	\$9,441 + \$1,13-
Each additional square foot, from 50,001 to 99,999 square feet	\$0.01 + \$0.002
100,000 square feet - base fee	\$11,907 + \$1,425
Each additional square foot, from 100,001 to 299,999 square feet	\$0.01 + \$0.002
300,000 square feet - base fee	\$14,884 + \$1,781
Each additional square foot, 300,001 and more square feet	\$0.05 + \$0.006
Ministerial Permit, Residential ^{CP}	
Up to 2 residential units - base fee	\$6,699 + \$801
Each additional unit, from 3 to 24 units	\$480 + \$57
25 residential units - base fee	\$16,744 + \$2,004
Each additional unit, from 26 to 99 units	\$75 + \$8
100 residential units - base fee	\$22,327 + \$2,672
Each additional unit, from 101 to 499 units	\$8 + \$0.96
500 residential units - base fee	\$26,048 + \$3,117
Each additional unit, 501 and more units	\$52 + \$6
Mixed-Use Permit Credit – Ministerial Permit	- \$5,395 (credit)
Planning Monitoring Compliance for Permits with Affordability Restrictions ^{CP}	\$168 + \$20
PLANNING REVIEW OF BUILDING APPLICATIONS	
Fees marked with a ^{CP} show the applicable 11.97% Citywide Planning Fee.	
Fees using a minimum hourly amount will bill additional time at \$337 per hour.	
Planning Permit Conformance ^{CP}	
• Minor New Construction (1 hour; up to 2 residential units, up to 5,000 non-residential sf)	\$337 + \$40
• Major New Construction (3 hours; 3 or more residential units, over 5,000 non-residential sf)	\$1,011 + \$121
Zoning and Use Conformance (0.5 hours) ^{CP}	\$168 + \$20
Plot Plan Review (0.25 hours per plot) ^{CP}	\$84 + \$10
PUBLIC NOTICING AND OUTREACH	
Fees in <i>italics</i> are pass-through fees and are subject to change.	
Noticing and outreach is required as specified in Council Outreach Policy 6-30 .	
Community Meeting	\$3,862
Public Notice Mailing	
• Adjacent noticing, first 15 notices	\$179
• 300-foot radius, first 275 notices	\$540
• 500-foot radius, first 475 notices	\$1,025
• 1,000-foot radius, first 1,200 notices	\$2,236
• Each additional notice	\$0.74
Newspaper Publishing (Pass-Through, Based On Approximate Going Rate)	\$55
In-House Translation of Written Public Notice Into Non-English Language	\$168

Language Interpretation Coordination Fee	\$674
<i>Language Interpretation Fee (Pass-Through, Based On Interpreter Cost for Meeting)</i>	Actual Cost
SINGLE-FAMILY HOUSE PERMITS	
Fees marked with a ^{CP} show the applicable 11.97% Citywide Planning Fee.	
Historic, Administrative ^{CP}	\$674 + \$80
Non-Historic, Administrative ^{CP}	\$2,557 + \$306
Historic or Non-Historic, Public Hearing ^{CP}	\$8,246 + \$987
SUBDIVISIONS MAP ACT RELATED APPLICATIONS	
Fees marked with a ^{CP} show the applicable 11.97% Citywide Planning Fee.	
Tentative Maps and Subdivision Map Act applications are subject to Interdepartmental Referrals — see Section C.	
Certificate of Compliance ^{CP}	\$6,318 + \$756
Covenant of Easement (not associated with a Tentative, Final, or Parcel Map) ^{CP}	\$4,650 + \$556
Petition for Release of Covenant of Easement ^{CP}	\$3,838 + \$437
Final Map/Parcel Map Review ^{CP}	\$337 + \$40
Lot Line Adjustment ^{CP}	\$2,696 + \$322
Lot Line Correction ^{CP}	\$2,517 + \$301
Reversion of Acreage Petition ^{CP}	\$1,395 + \$166
Tentative Map or Amendment ^{CP}	
• Up to 10 lots - base fee	\$8,839 + \$1,058
- Each additional lot, from 11 to 49 lots	\$23 + \$2
• 50 lots - base fee	\$9,769 + \$1,169
- Each additional lot, from 51 to 249 lots	\$6 + \$0.72
• 250 lots - base fee	\$11,164 + \$1,336
- Each additional lot, 251 and more lots	\$43 + \$5
Tentative Map Extensions ^{CP}	\$1,627 + \$194
TREE REMOVALS	
Live Tree Removal Permits and Heritage Tree Removal Permits require noticing for a public hearing.	
Fees marked with a ^{CP} show the applicable 11.97% Citywide Planning Fee.	
Dead Tree ^{CP}	\$252 + \$30
• Each additional tree	\$30 + \$3
Unsuitable Tree ^{CP}	\$252 + \$30
• Each additional tree	\$30 + \$3
Live Trees ^{CP}	
• Single-family and two-family/duplex properties	\$2,190 + \$262
• All other properties (multifamily and non-residential)	\$2,527 + \$302
Heritage Trees ^{CP}	\$11,164 + \$1,336
Off-Site Tree Replacement Fee (per tree)	\$775
USE PERMITS	
Fees marked with a ^{CP} show the applicable 11.97% Citywide Planning Fee.	
Use Permits are subject to Interdepartmental Referrals — see Section C.	

Conditional Use (CUP) ^{CP}	
• Conditional Use Permit or Amendment	\$18,484 + \$2,212
• Renewal of Existing CUP	\$13,955 + \$1,670
Special Use (SUP) ^{CP}	
• SUP for existing single-family residence	\$6,089 + \$728
• Special Use Permit or Amendment	\$12,586 + \$1,506
• Renewal of existing SUP	\$6,510 + \$779
• SUP for church providing temporary shelter	\$0

ZONINGS

Fees marked with a ^{CP} show the applicable 11.97% Citywide Planning Fee. For mixed use projects, both residential and non-residential fees apply. Zonings are subject to Interdepartmental Referrals — see Section C.

Conventional Zoning or Prezoning ^{CP}	\$10,069 + \$1,205
Planned Development Zoning, Non-Residential ^{CP}	
• Up to 5,000 square feet - base fee	\$10,116 + \$1,210
- Each additional square foot, from 5,001 to 49,999 square feet	\$0.17 + \$0.02
• 50,000 square feet - base fee	\$17,850 + \$2,136
- Each additional square foot, from 50,001 to 99,999 square feet	\$0.07 + \$0.008
• 100,000 square feet - base fee	\$21,918 + \$2,623
- Each additional square foot, from 100,001 to 299,999 square feet	\$0.01 + \$0.001
• 300,000 square feet - base fee	\$24,189 + \$2,895
- Each additional square foot, 300,001 and more square feet	\$0.08 + \$0.01
Planned Development Zoning, Residential ^{CP}	
• Up to 2 residential units (base fee)	\$12,404 + \$1,484
- Each additional unit, from 3 to 24 units	\$121 + \$14
• 25 residential units - base fee	\$15,232 + \$1,823
- Each additional unit, from 26 to 99 units	\$340 + \$40
• 100 residential units	\$40,777 + \$4,881
- Each additional unit, from 101 to 499 units	\$40 + \$4
• 500 residential units	\$56,518 + \$6,765
- Each additional unit, 501 and more units	\$114 + \$13

OTHER

Fees marked with a ^{CP} show the applicable 11.97% Citywide Planning Fee.

County pass-through fees (italicized) may change; visit the [County of Santa Clara LAFCO](#) website for current fees.

Annexations are subject to referrals to the Building Division and Bureau of Fire Prevention, see Section C.

Annexations

• City application processing fee ^{CP}	\$40,935 + \$4,899
• <i>County of Santa Clara: County Surveyor map and legal description certification</i>	\$2,310
Billboard Height Alteration Agreement Review ^{CP}	\$12,559 + \$1,503

County of Santa Clara: Recording Fees	
• First Page (includes Real Estate Fraud and Building Homes & Jobs Act fees)	\$25
• Each Additional Page	\$3
Development Agreement ^{CP}	\$19,768 + \$2,366
• Amendment to Development Agreement	\$10,932 + \$1,308
• Development Agreement Annual Monitoring	\$13,257 + \$1,586
Reasonable Accommodation	\$8,839
Street Renaming ^{CP}	
• Minor (per Council Policy 6-5)	\$4,536 + \$542
• Major (per Council Policy 6-5)	\$12,559 + \$1,503
Development and Use Permit Violations ^{CP}	
• Compliance Review	\$1,672 + \$200
• Order to Show Cause	\$4,180 + \$500
• Notice of Non-Compliance	\$3,135 + \$375
Urban Design Review Pass-Through Fee	\$1,500 to \$2,500
Urban Design Review Coordination ^{CP}	\$1,348 + \$161
Williamson Act ^{CP}	
• Application for inclusion in Agricultural Preserve	\$13,139 + \$1,572
• Cancellation/Modification	\$23,839 + \$2,853
• Extension of time for tentative cancellation of expiration date	\$13,139 + \$1,572
• Alternate Use Amendment	\$13,139 + \$1,572

C. INTERDEPARTMENTAL REFERRALS

Planning applications may be subject to initial reviews by other City departments, as listed below. These reviews benefit the applicant as they may highlight issues that need to be addressed in order to obtain approvals from these departments in subsequent submittals, such as when securing a building permit or hazardous material permit.

The referral fees shown below apply only to initial review; they do not cover full technical review or represent approvals and clearances as may be required in subsequent submittals to these departments.

BUILDING DIVISION	
Annexation	\$308
Development Permit (Planned Development or Site)	\$924
Development Variance/Exception	\$308
Lot Line Adjustment	\$308
Preliminary Review	\$308
Tentative Map	\$308
Use Permit (Conditional or Special)	\$308
Zonings	
• Conventional Zoning	\$308
• Planned Development Zoning	\$924
BUREAU OF FIRE PREVENTION	
Annexation	\$326
Development Permit (Planned Development or Site)	\$978
Development Variance/Exception	\$326
Lot Line Adjustment	\$326
Preliminary Review	\$326
Tentative Map	\$326
Use Permit (Conditional or Special)	\$326
Zonings	
• Conventional Zoning	\$326
• Planned Development Zoning	\$978
DEPARTMENT OF TRANSPORTATION	
General Plan Amendment Transportation Model Analysis	
• Base Fee	\$2,090
• Traffic Modeling	\$7,674
• Environmental Impact Report surcharge	\$8,675
• Additional run of analysis	\$3,965

Planned Development Permit/Conditional Use Permit/Special Use Permit, Non-Residential	
• No Construction	\$0
• 1 to 500 square feet	\$561
• 501 to 9,999 square feet	\$561
• 10,000 to 99,999 square feet	\$722
• 100,000 and more square feet	\$962
Planned Development Permit/Conditional Use Permit/Special Use Permit, Residential	
• No Construction	\$0
• 1 to 2 residential units	\$561
• 3 to 24 residential units	\$561
• 25 to 99 residential units	\$722
• 100 and more residential units	\$962
Planned Development Zoning, Non-Residential	
• Up to 9,999 square feet	\$561
• 10,000 to 99,999 square feet	\$962
• 100,000 and more square feet	\$1,925
Planned Development Zoning, Residential	
• Up to 24 residential units	\$561
• 25 to 99 residential units	\$722
• 100 and more residential units	\$962
Site Development Permit, Non-Residential	
• Up to 500 square feet	\$561
• 501 to 9,999 square feet	\$722
• 10,000 to 100,000 square feet	\$962
• 100,001 and more square feet	\$1,925
Site Development Permit, Residential	
• Up to 24 residential units	\$561
• 25 to 99 residential units	\$722
• 100 and more residential units	\$962
Ministerial Permits	
• Residential: 1-2 dwelling units	\$596
• Residential: 3-24 dwelling units	\$895
• Residential: 25-99 dwelling units	\$895
• Residential: 100-499 dwelling units	\$1,193
• Residential: Greater than 499 dwelling units	\$2,387
• Non-Residential: 1-500 sq. ft.	\$895

• Non-Residential: 501-9,999 sq. ft.	\$895
• Non-Residential: 10,000-99,999 sq. ft.	\$1,193
• Non-Residential: Greater than 99,999 sq. ft.	\$2,387

Tentative Maps

Conventional Zoning District Property Residential	\$1,049
Conventional Zoning District Property Non-Residential	\$1,049
Planned Development Zoning District Property Residential	\$525
Planned Development Zoning District Property Non-Residential	\$525
Preliminary Review	\$1,036
Time and Materials, Development Review (per hour)	\$174

POLICE DEPARTMENT

Crime Prevention Through Environmental Design	\$189 per hour
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PUBLIC WORKS DEPARTMENT

Preliminary Review

• Focused (includes meeting with staff, no Public Works memo)	\$1,143
• Enhanced (includes meeting with staff and Public Works memo)	\$1,715
General Plan Amendment Review	\$761
Conventional Zoning or Rezoning	\$761

Planned Development Zoning, Non-Residential

• Up to 500 square feet	\$1,382
• 501 to 4,999 square feet	\$1,525
• 5,000 to 49,999 square feet	+ \$1,525 + \$0.14/sq. ft. > 5,000 sq. ft.
• 50,000 to 99,999 square feet	+ \$7,160 + \$0.05/sq. ft. > 50,000 sq. ft.
• 100,000 and more square feet	+ \$9,117 + \$0.03/sq. ft. > 100,000 sq. ft.

Planned Development Zoning, Residential

• Up to 2 residential units	\$1,382
• 3 to 24 residential units	\$1,525 + \$254.78 per dwelling unit
• 25 to 99 residential units	\$7,160 + \$25.80 per dwelling unit
• 100 to 499 residential units	\$9,117 + \$10.75 per dwelling unit
• 500 and more residential units	\$12,936 + \$10.75 per dwelling unit

Environmental Clearance

• Initial Study	\$2,480
• Environmental Impact Report	\$6,205
Stormwater Control	
• Review that does not include numeric sizing	\$236
• Review that does include numeric sizing	
- Land Use of Concern, 5,000 square feet to 1 acre	\$2,479
- 1 to 5 acres	\$2,864
- 5 and more acres	\$3,435
• Additional review time	\$192 per hour
• Hydro-modification plan review	\$192 per hour
Sanitary Sewer Model Analysis	\$192 per hour
Streamside Protection	
• Basic Review	\$379
• Comprehensive Review	\$952
Flood Review	
• Base Fee	\$614
• North San José Flood Blockage Review	\$715
• CLOMR/LOMR Review	\$1,239
• Flood Study	\$952
• Public Outreach	\$192 per hour
Tentative Map	
• Conventional Zoning District property	\$2,958
• Planned Development Zoning District property	\$1,382
Planned Development Permit	
• Non-Residential	
- No new construction	\$379 per project
- 1 to 500 square feet	\$570
- 501 to 4,999 square feet	\$1,907
- 5,000 to 49,999 square feet	\$1,907 + \$0.05/sq. ft.> 5,000 sq. ft.
- 50,000 to 99,999 square feet	\$3,627 + \$0.05/sq. ft.> 50,000 sq. ft.
- 100,000 and more square feet	\$5,344 + \$0.03/sq. ft.> 100,000 sq. ft.
• Residential	
- No new construction	\$379 per project
- 1 to 2 residential units	\$570
- 3 to 24 residential units	\$761 + \$148.35 per dwelling unit
- 25 to 99 residential units	\$4,055 + \$16.13 per dwelling unit

- 100 to 499 residential units	\$5,344 + \$6.45 per dwelling unit
- 500 and more residential units	\$8,401 + \$6.45 per dwelling unit
• Day care/private school surcharge	\$1,907
• Drive-through surcharge	\$1,525
Site Development Permit	
• Non-Residential	
- No new construction	\$298
- 1 to 500 square feet	\$1,056
- 501 to 49,999 square feet	\$0.03 per square foot + \$3,815
- 50,000 to 99,999 square feet	\$0.03 per square foot + \$5,713
- 100,000 and more square feet	\$0.03 per square foot + \$7,744
• Residential	
- No new construction	\$298
- Up to 2 residential units	\$1,002
- 3 to 24 residential units	\$83.85 per unit + \$3,466
- 25 to 99 residential units	\$21.50 per unit + \$5,034
- 100 and more residential units	\$6.45 per unit + \$7,356
Use Permit (No New Construction)	\$298
Other Miscellaneous Permits, Reviews, Variances, Lot Line Adjustments, etc.	\$379
Ministerial Permit (MP)	
• Non-Residential	
- No new construction	\$282 per project
- 1 to 500 square feet	\$1,002
- 501 to 49,999 square feet	\$3,623 + \$0.22/sq. ft.
- 50,000 to 99,999 square feet	\$5,427 + \$0.22/sq. ft.
- 100,000 and more square feet	\$7,356 + \$0.03/sq. ft.
• Residential	
- No new construction	\$282 per project
- Up to 2 residential units	\$1,002
- 3 to 24 residential units	\$3,466 + \$83.85 per unit
- 25 to 99 residential units	\$5,034 + \$21.50 per unit
- 100 and more residential units	\$7,356 + \$6.45 per unit